

# **Minutes of the Veneta City Council**

## **January 20, 2010**

Present: Mayor Sharon Hobart-Hardin, T. J. Brooker, Darrell Carman, Marion Esty and Sandra Larson

Others: Ric Ingham, City Administrator; Jerri Moore, Finance Director; Sheryl Hackett, City Recorder; Zac Moody, Assistant Planner; Darci Henneman, Assistant City Recorder; and Herb Vloedman

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Mayor Hobart-Hardin called the Veneta City Council to order at 7:00 p.m.

### **1. PUBLIC COMMENT**

#### **Herb Vloedman, 25115 Luther Lane, Veneta, OR**

Mr. Vloedman commented that when the January 11, 2010 City Council meeting was cancelled, the City's civic calendar should have been updated. He also suggested the City's website address be included on the monthly civic calendar.

Ric said there is a link on the City's main website page that goes directly to the Council agenda page. Because the Register Guard has limited their staff there have been ongoing challenges to get the agenda published. It's vital to get the meeting agendas published especially because the West Lane News is no longer in business.

In response to a question from Marion Esty, Sheryl said agendas and the monthly civic calendar are posted regularly on the enclosed bulletin board on the outside wall next to the front doors of City Hall.

### **2. CONSENT AGENDA**

**MOTION:** T. J. Brooker made a motion to approve the consent agenda as presented.  
Marion Esty seconded the motion.

**Vote:** Marion Esty, aye; Darrell Carman, aye; Mayor Hobart-Hardin, aye; Sandra Larson, aye; and T. J. Brooker, aye.

The consent agenda as approved included Minutes for December 14, 2009 and Bills Paid for December, 2009.

### **3. DEPARTMENT REPORTS**

#### **a. FROM MAYOR/COUNCILORS**

Marion Esty said the Library Foundation, including a few new members, met on January 13, 2010, with the Fern Ridge Library Board of Directors. Many innovative ideas were discussed, including possibly sending book mobiles to our area schools particularly to the high school.

Darrell Carman reminded everyone the LCOG banquet is January 28, 2010 at Lane Community College. He will not be able to attend but asked if anyone was planning on attending.

Ric said he will be attending and Mayor Hobart-Hardin said she would confirm her attendance with Ric tomorrow.

Mayor Hobart-Hardin said the Area Commission on Transportation (ACT) met last week with Ric in attendance representing Veneta. Based on the feedback she received, it was a good meeting. The next meeting will be February 10, 2010 at the ODOT offices in Springfield. She asked for Council comments to take to the meeting.

Sandra Larson said the pool committee still continues to fund-raise and bricks are still being sold.

#### 4. STAFF REPORTS

a. COMMUNITY SERVICES DIRECTOR.....BRIAN ISSA

- (1) **Ordinance 493 - AN ORDINANCE ADOPTING THE VENETA LAND DEVELOPMENT ORDINANCE AND ZONING MAP, AND REPEALING ORDINANCES 461, 463, 466, 471, 472, 473, 479, 484, AND 487. First Reading by Title Only.**

Zac said Ordinance 493 is before the Council for approval. Based on legal counsel advice and requests from the City Council, staff made a few revisions to the code including creating residential design standards, residential zoning districts and a new Broadway Commercial zone. Based on Council consensus, the code addressing storage units will remain as it is currently adopted and will be incorporated into the Corridor Study and reviewed at a later date. Stormwater detention plans were included for additions to impervious surfaces 1,000 sq. ft. to make sure water is detained and treated. The extension for land use applications was changed to allow a blanket three year extension. Legal counsel worked with staff to include the language in the land development ordinance outlining the new extension timeline. Off street downtown parking was limited to cut down on impervious areas. The bicycle parking requirements were changed as well as updating the site plan review process. Currently the code would require existing parking lots to meet the stormwater detention requirements. Code changes were made to minimize the changes required by an applicant.

In response to a question from Sandra Larson, Zac said staff did not make any changes based upon Linda Boothe's comments. Most single family dwellings could already meet the residential design criteria.

Darrell Carman is against residential design standards. The fact that homes being built are already meeting the standard without the standards being applied tells him they're redundant and not necessary. He questioned why the Council or Planning Commission should be allowed to decide what a house should look it.

Marion Esty felt it's difficult to structure an ordinance that would call for compulsory design.

Zac said the land use codes are written to prevent the worse case scenario. Many large developments in the area don't have covenants, conditions and restrictions (CC&Rs). The residential design standards were added to make sure existing property owners don't have to worry about a neighbor coming in and building a less quality home which may adversely affect property values.

Darrell said another worse case scenario is someone could design a house they think is beautiful but it doesn't meet our code so they wouldn't be able to build it and that is not fair.

Zac said the Track 2 process in the code gives the Planning Commission the ability to approve a modified plan that doesn't meet adopted design standards.

Mayor Hobart-Hardin appreciates the code changes. In her neighborhood Habitat for Humanity built a home but some neighbors were concerned that the home would possibly decrease property values of existing homes in the area. The Habitat for Humanity home was consistent with City code and did not decrease nearby property values.

**MOTION: T. J. Brooker made a motion to approve Ordinance 493 for first reading by title only. Sandra Larson seconded the motion which passed with a vote of 4-1. Darrell Carman voted "no".**

Ordinance 493 was read into the record for first reading by title only.

- (2) **Ordinance 494** - AN ORDINANCE ADOPTING THE VENETA LAND DIVISION ORDINANCE AND REPEALING ORDINANCES 4672 AND 463. First reading by title only.

The Council required no staff report or updates regarding Ordinance 494.

**MOTION:**        **T. J. Brooker made a motion to approve Ordinance 494 for first reading by title only. Marion Esty seconded the motion which passed with a vote of 5-0.**

Ordinance 494 was read into the record for first reading by title only.

- (3) Website Update

The website update is postponed until the January 25, 2010, Council meeting.

- (4) Pool Financing Update

Staff worked with legal counsel and a bond underwriter to look into using private bank placement for issuance of the bond. Banks were solicited throughout Oregon to possibly find a low cost way of financing the pool bond. The Request for Proposal (RFP) closed December 31, 2009 with U.S. Bank and Siuslaw Bank submitting RFPs. Staff will be working with U.S. Bank who provided the best proposal. Staff would like a few Council members to volunteer as a sub-committee to meet with staff to review the pros and cons of private or conventional placement of the bond. Selling serial bonds annually will allow for a blended tax rate and meet the general tax levy. The blended maturity rate still comes to the .28% tax rate originally conveyed to City residents. Through the private placement of the bond the interest is about \$200,000 less than with a general obligation bond. Originally the bond called for \$36.00 per household per median household value (MHV) but now it will be closer to \$60.00 per MHV for the first two years and would then decrease yearly after that.

Mayor Hobart-Hardin said this discussion is worth having and she would like to see a couple Council members volunteer to discuss this and bring the matter back to the January 25, 2010 Council meeting.

Mayor Hobart-Hardin and T. J. Brooker volunteered as a subcommittee and will meet with Ric and Brian prior to the Monday, January 25, 2010 Council meeting and provide recommendations at that time.

b. FINANCE DIRECTOR.....JERRI MOORE

- (1) Water Rate Increase

In 2009 a water rate analysis study was completed and the Council agreed the City would implement a process of increasing the water consumption rates by 3% every six months and 6% annually for the base rate. Resolution 1016 is required for the second 3% rate increase for FY 2009-2010. Jerri referred to some minor changes that were made to Resolution 1016 after the meeting packets went out. The changes were based on recommendations from legal counsel to include a public comment section in the Resolution, as this is required by ORS. Legal counsel indicated the effective date of any change needs to be subsequent to the date of adoption. Verbiage relating to the repeal of the former resolution also needs to be modified so the repealing is consistent with the approval date of the resolution. In the future staff will provide the resolution to the Council the month prior to the rate change.

- (a) Public Comment

**Herb Vloedman, 25115 Luther Lane, Veneta, OR**

Mr. Vloedman thanked the City for taking a pro active approach to address water conservation. However, it's confusing to have two six month rate increases a year because it seems too frequent. He would prefer one increase annually.

In response, Ric said the Council suggested two small increases rather than one annual increase. Up until last year, the City had not increased its water rates for over 16 years.

- (b) **Resolution No. 1016** - A RESOLUTION ESTABLISHING WATER FEES AND RATES FOR USERS OF THE VENETA MUNICIPAL WATER SYSTEM AND REPEALING RESOLUTION NO. 1008

**MOTION:**        **T. J. Brooker made a motion to approve Resolution 1016. Sandra Larson seconded the motion which passed with a vote of 5-0.**

- c. CITY ADMINISTRATOR.....RIC INGHAM  
(1) East Bolton LID

Ric provided an updated memo on the East Bolton LID indicating a Council decision is needed at tonight's meeting whether or not to abandon the LID or direct Jerry Elliott to proceed with the engineering documents in order to put the project out for bidding in one year. Staff also needs Council direction on what kind of economic trigger will be used to determine if after one year the LID should be postponed again or initiated. Staff recommended the City use the University of Oregon's Economic Index as appropriate economic indicator benchmark. The benchmark provides a high and low figure. Ric said the economy should be between those two figures before we initiate the East Bolton LID. If the Council wanted to move forward with the project, they could decide to offer a second year of interest free financing to East Bolton residents.

In response to a question from Darrell Carman, Ric said previously the Council indicated the financing packages offered to Bolton Hill and East Bolton residents should be consistent. The cost of the project will rise as the economy climbs out of the recession, that's why staff is suggesting using a second indicator.

In response to a question from Sandra Larson, Sheryl said the project can be put out for bid at any time but based on comments from the East Bolton residents the Council could make a motion to postpone the project for one year.

Mayor Hobart-Hardin felt the University of Oregon Economic Index is the most appropriate to use and she felt the City's financing package offered to residents should be consistent – what was offered to Bolton Hill residents should be used as a model and offered to E. Bolton residents as well as to all future LID residents.

In response to questions from Sandra Larson, Ric said if in one year the economic indicators are between the high and low benchmarks (96.4 and 91) the City could proceed with the LID. The economists that created the index said there are many systemic issues in the country and we may never get to 96.4. A new healthy figure could be something less than the 96.4.

**MOTION:**        **T. J. Brooker made a motion to postpone the bidding process for a minimum of one year on the East Bolton Local Improvement District (LID). Marion Esty seconded the motion.**

In response to a question from Darrell Carman, Mayor Hobart-Hardin said the first motion does not address the economic indicators.

**VOTE:** Motion passed with a vote of 5-0.

**MOTION:** T. J. Brooker made a motion to use the University of Oregon Economic Index to determine whether at the end of one year to proceed with release of the bidding process on the East Bolton LID or to postpone the project for another year. If the Index is at 96.4 or higher the East Bolton LID process will proceed. If the Index is lower, the East Bolton LID will be re-evaluated at that time. Darrell seconded motion which passed with a vote of 5-0.

Ric said Jerry Elliott will complete all construction bid documents by January, 2011.

- (2) Request from Pat Coy to use the Community Center as an Emergency Warming Shelter.

Ric said because we experienced very cold weather in the second week of December, Pat Coy would like to know if the Council is open to offering the community center as an emergency warming center for area homeless. He would provide staffing and supplies and an agreement for the City to enter into for the use of the facility. Ongoing renters of the Community Center would be required to reschedule their time if

In response to a question from Mayor Hobart-Hardin, Ric said there has been some dialogue with the Ministerial Association but the use of the community center doesn't have the high usage levels as some of the local churches so it would probably be easier to offer the community center as a warming center.

After a brief discussion, it was the consensus of the Council to approve the use of the Community Center as a warming center for the homeless as long as City staff is not required to staff the center; provide other necessities; and Mr. Coy will provide an agreement (to be reviewed by legal counsel) prior to next year. Several discussions will be required, i.e., liability, insurance, staffing costs, heating, and wear and tear on the building. The Council agreed the City will not be responsible for those costs.

Mayor Hobart-Hardin said Pat Coy will work through issues such as staffing, food, liability, and supplies and will move forward based on approval from the Council.

## 5. OTHER

- a. Fern Ridge Service Center – Fundraising Fund

Ric said the Fern Ridge Service Center Committee has been working through many fundraising challenges and has created a good fundraising committee. At this time they need some seed money to purchase marketing materials. The five organizations that make up the Committee have been asked to each make a \$100 donation to pay for the marketing materials.

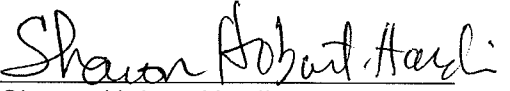
In response to a question from Marion, Zac said the luncheon is at 1:00 p.m. January 27<sup>th</sup>. Twenty donor packets were prepared to get at least 15 people to attend the luncheon at Our Daily Bread Restaurant.

In response to a question from Mayor Hobart-Hardin, Ric said the total amount needed to fundraise is \$125,000. City staff is working on the Community Development Block Grant (CDBG) and other fundraising efforts have been taken on by the other partners.


**MOTION:** Sandra Larson made a motion to make a \$100 donation from the General Fund discretionary account to the Mid-Lane Community Partnership account to purchase marketing materials for the Fern Ridge Service Center. Darrell Carman seconded the motion which passed with a vote of 5-0.

**6. ADJOURN**

Mayor Hobart-Hardin adjourned the City Council at 8:17 p.m.

  
Sharon Hobart-Hardin, Mayor

ATTEST:

  
Darci Henneman, Assistant City Recorder  
(minutes prepared by Dhennehan)